

**Bayside Lakes Commercial Center
Property Owners' Association
C/O Fairway Management
2051 Bramblewood Cir
Palm Bay, FL 32909
(321) 984-2201
Board of Directors
May 23, 2023
5:50 P.M.
Bayside Lakes Clubhouse**

Board Members Present: Melody Hamant Sharon Harrell David Cannon Julia Schwaller Peter Mullings Martin Curry Jim Petrino Josh Williams Not Present: Leonard Jenik James Krempasky	Property Management: Jim Kenney
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1. **Call to Order** – Meeting called to order by Melody Hamant at 5:50 P.M. A quorum was established with 8/10 Directors present.
2. **Proof of Meeting Notice** – Posted on door of clubhouse more than 48 hours in advance of meeting.
3. **Reading or Waiving of the Prior Meeting Minutes** – March minutes were already approved.
4. **Management Report** – (See below report)

- **Roof Replacement Quotes:**

Discussion:
Warranties – 2 quotes offer 5-year warranties and 2 offer 10-year.
Bids - OTD has been used successfully by two Board Members.

- **Insurance Claim Status:**

Discussion:
We are waiting for a quote for the heater replacement. Will decide whether to replace after a roof bid is chosen.

- **Clubhouse Rentals:**

Discussion:
Security – A Security Officer is on the premises until 9 P.M. only.
Inspection after an event - Someone does come to following morning to inspect the premises prior to the next renter.

Peter Mullings motioned to approve the increase of the security deposit to \$ 250. Martin Curry seconded. All approved.

5. **Old Business** –
 - A. **Diocese of Orlando**

Discussion:

Jim Kenney explained that it was a failed proposal attempt to the membership. The wording is in violation of current contracts with subdivisions with user agreements. The POA is not obligated to take any action at this time.

B. **Water leak at Dollar General**
Completed

C. **Starbucks and Mavis**
Zoning is in process.

6. New Business

A. **Mobil non-compliance of landscaping maintenance**

Martin Curry motioned to fine Mobil for not maintaining their property. Peter Mullings seconded. All approved.

7. Adjournment: Melody Hamant motioned to adjourn the meeting at 5:58pm

Next meeting will be held on June 27, 2023